



## PREFACE

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## SUMMARY

Half of the rural housing units located in 10 counties in the Northeast Coastal Plain of South Carolina were substandard in 1966. This situation was slightly better than in 1960 when 57 percent of the occupied homes were substandard and considerably better than in 1950 when 84 percent were substandard. What substandard homes typically lack in rural areas is adequate plumbing and this deficiency implies a chronic threat to community health.

Further improvement of housing conditions there will be difficult because 78 percent of the substandard homes in 1966 were rented compared with 60 percent in 1950. Even if all owned homes were standardized, 39 percent of the occupied housing would remain substandard.

Further complicating the situation is the fact that about 60 percent of the tenants paid "no cash rent." Ninety-four percent of their homes were substandard. Most of the no-rent homes stem from the plantation and sharecropper systems in which the landlord housed his farm labor. Because of mechanization, the labor is no longer needed but the landlords have not evicted their former field hands. Neither the landlords nor the tenants have much incentive to improve these homes. Unless provision of housing elsewhere is feasible, special financial incentives would apparently be needed if these renters are to be adequately housed.

Although nonwhite families represented 45 percent of the 1966 population, they occupied 78 percent of the substandard dwellings. Ninety-four percent of the homes tenanted by nonwhites and 71 percent of the homes owned by them were substandard. In contrast, 48 percent of the homes rented by white families were substandard, but only 8 percent of those occupied by owners were in this condition.

Housing conditions among the white families improved far more than among the nonwhite families. In 1966, a fifth of the units housing white families were substandard compared with a third in 1960. By contrast, the percent of nonwhite families occupying substandard houses changed very little; it was 86 percent in 1966 and 90 percent in 1960.

Migration to better homes and jobs has been suggested as a solution to the housing problem. Yet, in this area, migration has not been rapid enough to affect the quality of housing occupied by the nonwhite families. From 1960 to 1966, the number of homes occupied decreased 4 percent for white families and increased 8 percent for nonwhite families. With this shift came a 4-percent increase in the number of substandard homes occupied by nonwhites.

How many of these homes should be replaced or remodeled? Even if we assume that most local residents will remain in the area, it is still impossible to tell. Based upon remodeling estimates, it would cost about \$77.8 million to provide homes in the study area with adequate plumbing facilities and space. Three-fourths of that figure would be needed to repair homes occupied by nonwhite families. About 47 percent of the homes could be upgraded for less than \$3,500 per home. Another 47 percent would need from \$3,500 to \$5,499. About 6 percent of the homes were repairable for \$5,500 or more; nearly all of these homes are occupied by nonwhites.

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RURAL HOUSING IN THE NORTHEAST COASTAL PLAIN AREA  
OF SOUTH CAROLINA

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INTRODUCTION

Housing conditions in rural America have been far less adequate than conditions in urban areas. In 1960, about half of the substandard housing units in the United States were in rural areas even though less than 28 percent of the occupied housing was rurally located. 1/ Most substandard units were in the South and more than one-half of these, or 2.3 million, were in rural areas. This number represented almost half of the 1960 rural housing inventory in the South. 2/

Since 1960, various housing programs have been enacted by Congress to help upgrade the quality of housing. How much improvement has occurred in rural housing since then, especially in the South, is not known. Data are needed on the current status of rural housing to evaluate current programs and to help identify areas of inadequacy. Once the status has been identified, the estimated costs to remove the inadequacies are needed to fund programs properly.

Purpose of Study

This study of a low-income rural area in the South determines (1) the number and condition of occupied rural housing units in 1966, (2) the changes that have occurred in housing conditions since 1960, and (3) the cost of upgrading the quality of rural housing to various levels of adequacy. Selected for study was a 10-county area of the Northeast Coastal Plain of South Carolina. The area had housing conditions quite similar to those found generally throughout the South in 1960.

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1/ A substandard unit is defined here as one classified by census in 1960 as (a) dilapidated or (b) lacking one or more of the following facilities: hot running water in the structure, flush toilet for individual or family use, bathtub or shower for individual or family use.

2/ Census of Housing, 1960.

## Method of Study

A random area sample of rural households interviewed in 1966 provided data on rural housing conditions. Information obtained from 1,002 rural households represented about 1.73 percent of the "open country" population in the area. The "open country" population was defined as that population residing in areas outside the corporate limits of cities, towns, and villages. Also excluded from the "open country" population were those persons residing in the fringe areas of towns and cities of 2,500 or more.

Cost data on various housing improvements in the 10-county area were obtained from local building contractors and area supervisors of the Farmers Home Administration. Census of Housing and Population data for 1950 and 1960 were used to portray past conditions.

## DESCRIPTION OF AREA

### Location and Climate

The 10-county area selected for study is located in the Northeast Coastal Plain of South Carolina (figure 1). The 6,474-square-mile area is bounded on the north by North Carolina and on the south by the Santee River. To the east is the Atlantic Ocean and to the west, the Sand Hills in South Carolina. Three important rivers (the Black, Lynches, and Pee Dee) flow through the area and provide drainage. In flooding periods, however, they are troublesome because much of the productive farm land is at or below sea level. Consequently, housing is affected by these conditions.

The main transportation arteries run southwest and northeast. Two main coastline railroads cutting through the center of the area speed goods to the Northeast metropolitan cities. Highways are the principal means of transportation. Interstate 95 bisects the area; other connecting roads are paved and straight, permitting rapid movement of traffic throughout the area. In general, transportation facilities are excellent and are being rapidly improved.

The area has a warm, humid, semitropical climate moderated by the flow of the Gulf Stream. Mild winters and a long growing season are adequate for most crops.

### Population

The 1960 U.S. Census of Population reported 463,935 persons in the 10-county area (table 1). The population was 72.3 percent rural, ranging from 58.1 percent in Marion County to 90.5 percent in Williamsburg County. Florence and Sumter, the largest cities in the area, had 1960 populations under 25,000.

Population increased 4.9 percent in the 10-county area between 1950 and 1960 despite a decline in 6 counties. Even though population increased, the gain was smaller than the birth rate and death rate would dictate. More



Table 1.--Population distribution in 10-county area, Northeast Coastal Plain of South Carolina, 1960 and 1950

County	1960				1950			
	Total	Urban	Rural		Total	Urban	Rural	
	Number	Number	Number	Percent	Number	Number	Number	Percent
Clarendon ...	29,490	3,917	25,573	86.7	32,215	2,775	29,440	91.4
Darlington ...	52,928	13,102	39,826	75.2	50,016	12,277	37,739	75.4
Dillon .....	30,584	6,173	24,411	79.8	30,930	5,171	25,759	83.3
Florence .....	84,438	30,781	53,657	63.5	79,710	27,625	52,085	65.3
Horry .....	68,247	16,397	51,850	76.0	59,820	9,418	50,402	84.3
Lee .....	21,832	3,586	18,246	83.6	23,173	3,076	20,097	86.7
Marion .....	32,014	13,403	18,611	58.1	33,110	11,750	21,360	64.5
Marlboro .....	28,529	6,963	21,566	75.6	31,766	7,828	23,938	75.4
Sumter .....	74,941	30,126	44,815	59.8	57,634	26,013	31,621	54.9
Williamsburg :	40,932	3,902	37,030	90.5	43,807	3,664	40,143	91.6
Total ....	463,935	128,350	335,585	72.3	442,181	109,597	332,584	75.2

Source: U.S. Census of Population, 1960.

outmigration than immigration occurred; the rate of net outmigration was 16.8 percent compared with 8.4 percent for the State. <sup>3/</sup>

In general, the nonwhite population is larger than in other areas of the State. Nonwhites comprised 47.6 percent of the 1960 population but only 34.9 percent of the State population (table 2). In 1960 the nonwhite rural population in the 10 counties approximated the white population.

### Employment

In 1960, 95.6 percent of the civilian labor force (ages 14 years and over) was employed at least part time (table 3). About 4.4 percent of the work force was jobless. Source of employment was very dependent upon the place of residence. Agriculture and related industries employed three out of four rural farm males and half of the rural farm females. A considerable proportion of the farm residents worked in off-farm jobs -- 23.2 percent of the males and 45.3 percent of the females. However, a fifth of the males and an eighth of the females with a rural nonfarm address were employed in agriculture. For urban dwellers, 3.5 percent of the males and less than 1 percent of the females were employed in agriculture.

<sup>3/</sup> Bowles, Gladys K., et al., Net Migration of Population, 1950-60, Population Migration Report Vol. I, Part 3, U.S. Dept. Agr., Econ. Res. Rpt. (unnumbered), 1965.

Table 2.--Percentage distribution of urban and rural population, by race,  
10-county area, Northeast Coastal Plain of South Carolina, 1960

County	Total		Urban		Rural	
	White	Nonwhite	White	Nonwhite	White	Nonwhite
	Percent					
Clarendon .....	31.7	68.3	52.6	47.4	28.5	71.5
Darlington .....	55.6	44.4	55.0	45.0	55.8	44.2
Dillon .....	53.5	46.5	66.3	33.7	50.3	49.7
Florence .....	56.8	43.2	60.4	39.6	54.8	45.2
Horry .....	73.3	26.7	77.8	22.2	71.9	28.1
Lee .....	34.3	65.7	52.9	47.1	30.6	69.4
Marion .....	45.0	55.0	53.3	46.7	39.0	61.0
Marlboro .....	51.1	48.9	57.3	42.7	49.1	50.9
Sumter .....	53.1	46.9	54.5	45.5	52.1	47.9
Williamsburg .....	33.5	66.5	58.9	41.1	30.8	69.2
Ten-county average ...	52.4	47.6	59.5	40.5	49.7	50.3
State .....	65.1	34.9	71.4	28.6	60.7	39.3

Source: U.S. Census of Population, 1960.

Table 3.--Percentage distribution of urban, rural nonfarm, and farm labor force by  
selected types of employment, 10-county area, Northeast Coastal Plain  
of South Carolina, 1960 <sup>1/</sup>

Item	Total		Urban		Rural nonfarm		Farm	
	Male	Female	Male	Female	Male	Female	Male	Female
	Number							
Labor force .....	95,710	51,586	28,399	19,822	31,240	16,722	36,071	15,042
	Percent							
Employed .....	96.4	94.2	95.4	94.2	95.7	93.3	97.9	95.2
Agricultural ....	35.6	19.0	3.5	.9	19.9	12.5	74.7	49.9
Manufacturing ...	17.2	14.1	22.2	11.9	24.3	19.7	7.0	10.6
Other industries :	43.6	61.1	69.7	81.4	51.5	61.1	16.1	34.7
Unemployed .....	3.6	5.8	4.6	5.8	4.3	6.7	2.1	4.8
Total .....	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

<sup>1/</sup> Labor force includes all civilians 14 years old or over who worked for pay or profit or who worked without pay for 15 hours or more in a family enterprise. Unemployed persons are those who are looking for work.

Source: U.S. Census of Population, 1960.



Fifteen percent of the 1960 rural labor force worked in manufacturing industries. Other service industries such as sales, clerical, technical, and professional employed about 38 percent

### Family Income

The level of family income is important in determining the quality of housing. In the 10 counties, family incomes have been quite low, especially in rural areas. In 1960, over 60 percent of the rural families had incomes less than \$3,000, compared with 40 percent for the urban families (table 4). Family incomes of farm families were extremely low; over 70 percent of them had incomes under \$3,000. The median farm-family income of \$1,721 compared with \$2,962 for the rural nonfarm families and with \$3,805 for the urban families.

Table 4.--Income distribution of urban families and of rural nonfarm and farm families, 10-county area, Northeast Coastal Plain of South Carolina, 1960

Income class	All families	Urban families	Rural nonfarm families	Farm families
	<u>Percent</u>			
Under \$1,000 .....	21.8	11.8	20.1	33.5
\$1,000 to 1,999 ...	17.2	13.4	15.7	22.8
2,000 to 2,999 ...	14.5	14.7	14.8	13.8
3,000 to 3,999 ...	11.7	12.5	13.4	9.0
4,000 to 4,999 ...	9.2	10.8	9.9	6.8
5,000 to 5,999 ...	7.4	9.4	8.2	4.4
6,000 to 6,999 ...	5.2	7.1	5.6	3.0
7,000 to 7,999 ...	3.7	5.3	3.9	1.9
8,000 to 8,999 ...	2.6	3.9	2.7	1.4
9,000 to 9,999 ...	1.8	2.6	1.8	1.0
10,000 and over ...	4.9	8.5	3.9	2.4
Total .....	100.0	100.0	100.0	100.0
	<u>Dollars</u>			
Median income .....	2,759	3,805	2,962	1,721

Source: U.S. Census of Population, 1960.

## RURAL HOUSING CONDITIONS IN THE STUDY AREA, 1950 TO 1966

The most reliable information on past housing conditions is the Census of Housing, conducted in 1950 and 1960. Data show housing conditions in urban, rural nonfarm, and farm areas. In utilizing these data to portray changes in each of these areas, there are definitional problems. Because of urban expansion, fringe areas may be classified as rural in one census and urban in the next.

To eliminate the influence of urban expansion we excluded one-fifth (15,000) of the households classified as rural in 1950 and 1960 from the 1966 survey. These households were located close to urban areas.

Deletion of the rural-urban fringe area in 1966 presented a problem in obtaining comparable housing data for 1950 and 1960. However, prior to urban expansion, housing conditions in the rural-urban fringe areas were more like conditions in rural areas than urban areas. Therefore, it was assumed that housing conditions portrayed by censuses for the rural area in 1950 and 1960 were the same as those found in the survey area for those years.

To aid the interpretation of survey results and to facilitate comparisons with census data, we expanded the 1966 survey data to represent all households in the study area. The reliability of these data in representing 1966 conditions was considered good.

### Inventory

As shown in table 5, between 1950 and 1966, the number of occupied rural homes increased 7.5 percent; the gain was 7.2 percent between 1950 and 1960 and 0.3 percent between 1960 and 1966.

Area data indicate a shift in racial composition. During the 1950's there was a 21-percent increase in housing units occupied by whites and a 7-percent decrease in units occupied by nonwhites. From 1960 to 1966 the number of homes occupied by white families declined 5 percent while the number occupied by non-white families increased 7 percent.

Rural nonfarm dwellings nearly doubled in number during the 1950-66 period, but the number of farm homes decreased by one-half. By 1966, about 69 percent of the rural homes were occupied by nonfarm families and 31 percent by farm families.

In the past 16 years, nonwhite families have quit farming more rapidly than whites. In 1950, 55 percent of the farm dwellings were occupied by non-white families; by 1966 they occupied only 47 percent of these dwellings. Recently, the white population has abandoned farming at an accelerated rate. From 1950 to 1960, about 1,500 white families quit farming, but from 1960 to 1966 another 3,700 followed. For the nonwhite population, about 5,000 families stopped farming during each period (table 5).

Table 5.--Number and percentage of rural housing units occupied by farmers and nonfarmers, 10-county area, Northeast Coastal Plain of South Carolina, 1950, 1960, and 1966

Race and year:	Farm		Nonfarm		Total	
	Number	Percent	Number	Percent	Number	Percent
<u>White</u>						
1950 <u>1/</u> ....	14,749	53.6	12,763	46.2	27,512	100.0
1960 <u>2/</u> ....	13,210	39.7	20,064	60.3	33,274	100.0
1966 <u>3/</u> ....	9,548	30.2	22,066	69.8	31,614	100.0
<u>Nonwhite</u>						
1950 <u>1/</u> ....	18,147	69.4	8,006	30.6	26,153	100.0
1960 <u>2/</u> ....	13,036	53.7	11,246	46.3	24,282	100.0
1966 <u>3/</u> ....	8,454	32.5	17,632	67.5	26,086	100.0
<u>Total</u>						
1950 <u>1/</u> ....	32,896	61.3	20,769	38.7	53,665	100.0
1960 <u>2/</u> ....	26,246	45.6	31,310	54.4	57,556	100.0
1966 <u>3/</u> ....	18,002	31.2	39,698	68.8	57,700	100.0

1/ Derived from Census of Housing, 1950. 2/ Derived from Census of Housing, 1960. 3/ Estimated from 1966 survey data.

#### Tenure 4/

Rural homeownership increased rapidly in the area from 1950 to 1966 (table 6). The number of owner-occupied homes jumped about 45 percent even though the number of households fell about 8 percent. In absolute numbers, there were 9,700 more owner-occupied homes in 1966 than in 1950. Overall, the number of occupied housing units -- owned and tenanted -- increased about 4,000 during this time period.

The annual increase in homeownership during the 1960's was less (470 new owners) than during the 1950's (635 new owners). Homeownership among whites increased more rapidly than among nonwhites during the 16-year period. The proportion of white homeowners rose from 53 percent in 1950 to 70 percent in 1966, while nonwhite homeowners increased from 25 percent to 33 percent. In absolute numbers, 7,600 more white families owned homes in 1966 than in 1950, while nonwhite ownership increased 2,100.

Tenure change from tenant to ownership may be difficult in the future because of the relative increase in the number of tenants paying no cash rent.

4/ To facilitate the evaluation of tenure changes in rural housing, we grouped farm and nonfarm housing together. This minimizes the effects of definitional changes related to the occupation of the resident rather than the location of the home.

Table 6.--Number and percentage of rural housing units occupied by owners and renters, by race, 10-county area, Northeast Coastal Plain of South Carolina, 1950, 1960, and 1966

Race and year	Owners		Renters		Total	
	Number	Percent	Number	Percent	Number	Percent
<u>White</u>						
1950 <u>1/</u> .....	14,660	53.3	12,852	46.7	27,512	100.0
1960 <u>2/</u> .....	20,330	61.1	12,944	38.9	33,274	100.0
1966 <u>3/</u> .....	22,225	70.3	<u>4/</u> 9,389	29.7	31,614	100.0
<u>Nonwhite</u>						
1950 <u>1/</u> .....	6,590	25.2	19,563	74.8	26,153	100.0
1960 <u>2/</u> .....	7,767	32.0	16,515	68.0	24,282	100.0
1966 <u>3/</u> .....	8,702	33.3	<u>5/</u> 17,384	66.7	26,086	100.0
<u>Total</u>						
1950 <u>1/</u> .....	21,250	39.6	32,415	60.4	53,665	100.0
1960 <u>2/</u> .....	28,097	48.8	<u>6/</u> 29,459	51.2	57,556	100.0
1966 <u>3/</u> .....	30,927	53.6	<u>7/</u> 26,773	46.4	57,700	100.0

1/ Derived from U.S. Census of Population, 1950. 2/ Derived from U.S. Census of Population, 1960. 3/ Estimated from 1966 survey. 4/ 42 percent paid no cash rent. 5/ 75 percent paid no cash rent. 6/ 61 percent paid no cash rent. 7/ 64 percent paid no cash rent.

Typically these are families living in the same shacks that housed them when they were field hands of the landlords. In 1966, 64 percent of the renters reported they paid "no cash rent," compared with 61 percent in 1960. There was about the same number of "no cash renters" in 1966 as in 1960.

No cash rent was far more common among the nonwhites than whites. Yet for both groups it was quite high -- 42 percent for the white renters and 75 percent for the nonwhite renters.

No cash rent was quite common among farm occupants. In 1966, 90 percent of the tenant farmers paid no cash rent, compared with 54 percent of the non-farmers.

### Quality of Housing

A commonly used measure of housing quality is the standard and substandard classifications. Standard housing, as defined, has complete plumbing and is not dilapidated. All other housing is classified as substandard. The dilapidated rating is a subjective evaluation of housing conditions by Census enumerators. Census made a postevaluation of the subjective ratings and found them

to be unreliable. 5/ Even so, Census data covering areas located outside standard metropolitan statistical areas in the South show that 90 percent of the housing rated as dilapidated also lacked complete plumbing. 6/ Therefore, in the rural South the objective rating "complete plumbing" can be used to identify most standard and substandard homes. In this study, the status of plumbing was used to portray the quality of housing.

In 1950 and 1960, Census showed four plumbing classifications which can be considered as stages in completing the plumbing of a home. These were (1) no piped water, (2) piped water outside the structure, (3) only cold water piped inside the structure, and (4) hot and cold piped water inside the structure. The last category identifies the homes which have complete plumbing. It was assumed that if survey data were obtained in 1966 on the status of these plumbing facilities, changes in the quality of rural housing through a 16-year period could be determined.

The survey data indicate that there has been considerable improvement in area housing conditions since 1950. In 1950, only 16 percent of the occupied homes had hot and cold running water, compared with 43 percent in 1960 and 50 percent in 1966 (table 7). This improvement occurred mainly in the 1950's.

5/ U.S. Bureau of the Census. Measuring the Quality of Housing. An Appraisal of Census Statistics and Methods, Working Paper No. 25 Wash., D.C. 1967, p. 5.  
6/ Ibid., p. 66.

Table 7.--Number and percentage of occupied rural housing with various types of water supply, by race, 10-county area, Northeast Coastal Plain of South Carolina, 1950, 1960, and 1966

Race and year	Hot and cold running water		Cold water only inside structure		No piped water inside		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<u>White</u>								
1950 <u>1/</u>	8,008	29.1	3,293	12.0	16,211	58.9	27,512	100.0
1960 <u>2/</u>	22,331	67.1	3,115	9.4	7,828	23.5	33,274	100.0
1966 <u>3/</u>	25,354	80.2	2,924	9.3	3,336	10.5	31,614	100.0
<u>Nonwhite</u>								
1950 <u>1/</u>	377	1.5	1,002	3.8	24,774	94.7	26,153	100.0
1960 <u>2/</u>	2,418	9.9	1,489	6.1	20,375	84.0	24,282	100.0
1966 <u>3/</u>	3,554	13.6	3,307	12.7	19,225	73.7	26,086	100.0
<u>Total</u>								
1950 <u>1/</u>	8,385	15.6	4,295	8.0	40,985	76.4	53,665	100.0
1960 <u>2/</u>	24,749	43.0	4,604	8.0	28,203	49.0	57,556	100.0
1966 <u>3/</u>	28,908	50.1	6,231	10.8	22,561	39.1	57,700	100.0

1/ Derived from Census of Housing, 1950. 2/ Derived from Census of Housing, 1960. 3/ Estimated from 1966 survey data.

There were three times as many homes that had this convenience added annually during the 1950's as during the 1960's.

Based upon the adequacy of plumbing, housing units occupied by white families improved markedly in the past 16 years, whereas units occupied by the nonwhites did not improve as much. In 1966, over 80 percent of the units housing white families had hot-cold running water against 29 percent in 1950. On the other hand, the number of units with hot-cold running water housing non-white families rose from 2 percent in 1950 to 14 percent in 1966. But, in terms of total numbers, seven times as many homes occupied by white families added hot-cold running water during this period as those occupied by nonwhites.

Much of the difference in the adequate plumbing facilities in homes occupied by white and nonwhite families can be related to tenure. About 74 percent of the owner-occupied homes in 1966 had hot-cold running water as compared to 22 percent of the tenant-occupied homes. Over 65 percent of the rented homes were occupied by nonwhite families and only a fifteenth of these homes had hot-cold running water.

Improving the homes occupied by the nonwhites, especially the rented homes, will be difficult because over three-fourths of their housing was rent-free. In total, over 50 percent of the units occupied by nonwhites housed families who paid no cash rent. Most of these homes stem from the plantation and share-cropper systems that were once prevalent in the area. During the plantation economy prior to World War II, most large farms had tenant quarters to house their farm labor. Many of these homes are still standing and, even though the farm labor is no longer needed because of mechanization, the homes are still occupied. Many landowners have not forced their former field hands to vacate the premises even though they no longer need them. Also, since occasional needs for seasonal labor arise, the landlord can assure himself of a labor supply by letting the families occupy the dwellings. In some cases, having the house occupied helps the owner obtain insurance. Many companies will not insure unoccupied housing against fire and natural hazards. In addition, unoccupied housing is often cannibalized. Having a unit occupied reduces this practice. It seems probable, however, that most no-rent homes will be demolished once vacated.

Even though some of the difference in adequate plumbing facilities is attributed to tenure, units occupied by whites differed markedly from those occupied by nonwhites. Over 92 percent of the homes that were owned and occupied by white families in 1966 had hot-cold running water against 29 percent of the homes owned and occupied by nonwhite families. The difference between renters was even more pronounced. Over 52 percent of the homes with white tenants had hot-cold running water against 6 percent of the homes with nonwhite tenants.

### Space Adequacy

Normally a housing unit is considered to have adequate space if there is one or less occupants per room. Homes in this area are far more adequate in space than in plumbing facilities. In 1966, about 74 percent of the homes had one or less person per room (table 8). This condition has improved considerably

Table 8.--Number and percentage of occupied rural housing with selected number of rooms per person, by race, 10-county area, Northeast Coastal Plain of South Carolina, 1950, 1960, and 1966

Race and year	Persons per room					
	One or less		More than one		Total	
	Number	Percent	Number	Percent	Number	Percent
<u>White</u>						
1950 <u>1/</u> .....	15,922	57.9	11,590	42.1	27,512	100.0
1960 <u>2/</u> .....	27,313	82.1	5,961	17.9	33,274	100.0
1966 <u>3/</u> .....	28,200	89.2	3,414	10.8	31,614	100.0
<u>Nonwhite</u>						
1950 <u>1/</u> .....	11,930	45.6	14,223	54.4	26,153	100.0
1960 <u>2/</u> .....	11,825	48.7	12,457	51.3	24,282	100.0
1966 <u>3/</u> .....	14,267	54.8	11,819	45.2	26,086	100.0
<u>Total</u>						
1950 <u>1/</u> .....	27,852	51.9	25,813	48.1	53,665	100.0
1960 <u>2/</u> .....	39,138	68.0	18,418	32.0	57,556	100.0
1966 <u>3/</u> .....	42,467	73.6	15,233	26.4	57,700	100.0

1/ Derived from Census of Housing, 1950. 2/ Derived from Census of Housing, 1960. 3/ Estimated from 1966 survey data.

since 1950 when only 52 percent of the homes were uncrowded. Yet, even in 1966, 26 percent of the homes were overcrowded.

Overcrowded conditions were far more common for nonwhites than whites in 1966. Eleven percent of the homes occupied by whites were overcrowded, compared with 45 percent for the nonwhites. Since 1950, white households have made rapid progress in eliminating overcrowded conditions, whereas nonwhite households have gained only slightly.

#### ADEQUACY OF RURAL HOUSING

Because of the vast differences in the quality of housing occupied by the white families as compared to the nonwhite families, these inadequacies are summarized by race (table 9).

##### White Families

White families occupied 54.8 percent of the housing in the study area or 31,614 homes. Adequate plumbing facilities were available in 25,354 homes -- 80.2 percent of the units occupied. There were 6,260 dwellings that lacked adequate plumbing or a fifth of the units occupied.

Table 9.--Adequacy of rural housing units in terms of plumbing facilities and space accommodations for white and nonwhite families, 10-county area, Northeast Coastal Plain of South Carolina, 1966

Item	White households		Nonwhite households	
	Number	Percent	Number	Percent
Plumbing facilities:				
Adequate units .....	25,354	80.2	3,548	13.6
Inadequate units .....	6,260	19.8	22,538	86.4
Lack drilled well .....	3,319	10.5	19,225	73.7
Lack water pump .....	3,319	10.5	19,225	73.7
Lack hot and cold water system .....	3,319	10.5	19,225	73.7
Lack hot water system only ..	2,940	9.3	3,313	12.7
Lack bathroom (including face bowl, tub, or shower) ..	6,165	19.5	22,121	84.8
Lack flush toilet .....	5,659	17.9	21,651	83.0
Lack sewage system .....	5,659	17.9	21,651	83.0
Total .....	31,614	100.0	26,086	100.0
Space accommodations: <u>1/</u>				
Adequate space .....	28,200	89.2	14,295	54.8
Inadequate space .....	3,414	10.8	11,791	45.2
Lack 1 bedroom .....	2,782	8.8	5,087	19.5
Lack 2 bedrooms .....	569	1.8	5,087	19.5
Lack 3 bedrooms .....	63	.2	1,617	6.2
Total .....	31,614	100.0	26,086	100.0

1/ Number of bedrooms needed so that there are no more than two persons per bedroom.

Inadequate space was not a serious problem in the homes occupied by white families. In 1966, 89 percent of their homes had adequate space accommodations. In total there were about 3,414 homes with a space problem. The addition of one bedroom would have satisfied the space needs for 2,782 families or about 81 percent of those families who needed additional bedroom space.

#### Nonwhite Families

Nonwhite families occupied 45.2 percent of the housing in the study area or 26,086 units. Less than 14 percent of these families lived in homes that had adequate plumbing facilities. There were 22,538 families who lived in homes which had inadequate plumbing. Over 85 percent of these homes or 19,225 had only a shallow well with a mechanical pump for drinking water. An outdoor toilet was the only sanitary facility for 19,600 homes; over 2,100 homes did not have an inside or outside toilet. Also, about 85 percent of the homes lacked a bathroom.



More than 45 percent (11,791 homes) of the nonwhite families were overcrowded. Three-fifths of these homes with space problems needed the addition of two or more bedrooms.

#### COST OF SELECTED REMODELING IMPROVEMENTS

Cost estimates to correct the housing deficiencies were obtained from building contractors and all county supervisors of the Farmers Home Administration in the study area. These estimates, based on 1966 material and labor costs, varied among contractors and among counties. The range and median cost reported for selected jobs are shown in table 10.

Table 10.--Contract costs of making selected housing improvements, 10-county area, Northeast Coastal Plain of South Carolina, 1966

Housing improvement	Estimated cost	
	Range	Median
Drill a well with casing .....	\$60 to \$150	\$125
Add a water pump (1 h.p.) .....	125 to 175	150
Add hot water tank (45 gal.) connected to stove only .....	75 to 115	90
Add hot and cold water system ...	275 to 450	340
Add bathroom including face bowl and tub or shower .....	600 to 1,000	850
Add flush toilet .....	65 to 90	75
Add sewage system .....	225 to 400	300
Add bedroom (120 sq. ft.) .....	980 to 1,500	1,200

Estimated costs of drilling a well varied considerably because good water was found from 60 to 250 feet below the surface at different sites. The most commonly mentioned depth was 125 feet. The cost was quite uniform at \$1 per foot; this included drilling as well as the casing.

Obtaining comparable cost estimates for installing a hot-cold water system was difficult because each builder had preferences in locating the kitchen and bathroom. As a result, each builder was asked to give costs he had experienced.

There was considerable difference in the estimated costs of adding a bathroom, consisting of an 8- by 10-foot room, equipped with a face bowl and a tub or shower. Some of these differences are probably due to different concepts of the builders as to what they considered as adequate. Personal tastes vary regarding interior finish, type of fixtures, and other selections. The most often mentioned cost was \$850.

The builders had considerable difficulty in deciding upon the cost of adding a septic tank and septic field because of the wide variations in costs they had experienced. Soil conditions varied at each building site. As a result, they made alterations to fit the soil conditions.

Builders' cost estimates on adding a 120-square foot bedroom varied from \$980 to \$1,500. It was assumed that part of this variation was due to the type of interior finish the builder had in mind.

#### COST TO IMPROVE INADEQUATE HOUSING

To obtain an estimate on the cost to eliminate the housing inadequacies, we multiplied the number of homes having each of these inadequacies by the median cost estimated by the builders. Since there was a marked difference in the number of inadequacies reported for homes occupied by white and nonwhite occupants, separate estimates were made.

In 1966, whites occupied 6,260 homes with a plumbing deficiency. If each of the plumbing inadequacies could be corrected for the median cost estimated, it would cost about \$9.7 million to make these homes adequate (table 11).

The cost to correct the plumbing deficiencies in the homes occupied by non-white families would be several times greater. Nonwhites occupied 22,538 homes with a plumbing deficiency. Based upon the same cost estimates for correcting the housing occupied by the white families, it would cost about \$39.1 million to make these homes adequate (table 11).

Correcting the space deficiencies would require a smaller outlay of about \$4.9 million for the homes occupied by white families and \$24.1 million for homes occupied by nonwhite families.

It would require a total outlay of \$14.6 million to correct the plumbing and space deficiencies found in homes occupied by white families; \$63.2 million to correct similar deficiencies found in homes occupied by nonwhite families.

#### AMOUNT OF LOAN FUNDS OR GRANTS NEEDED

Various programs are available to improve the quality of housing. These are usually in terms of guaranteed loans for remodeling or for new home financing. Limits have been placed on the amounts an individual can borrow for remodeling and for new home financing. The remodeling limits have been quite low, usually below \$3,500. As a result, many persons who owned a home that needed many alterations had the alternative of living in an inadequate unit or building a new home.

Considering plumbing and space alterations alone, it would be cheaper to remodel substandard homes than build new homes. The reason is that remodeling costs for these two items are far less than the cost of a new home.

The cost of drilling a well, adding a casing, installing a pump, and adding a hot-cold water system, a flush toilet, bathtub, basin, bathroom, and a

Table 11.--Total costs for improving rural housing deficiencies, by race,  
10-county area, Northeast Coastal Plain of South Carolina, 1966

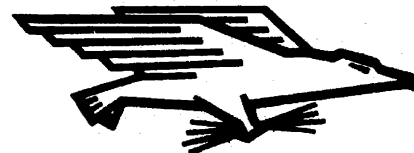
Item	Repair cost per unit	White families		Nonwhite families	
		Units with defi- ciencies	Total cost	Units with defi- ciencies	Total cost
	Dollars	Number	Dollars	Number	Dollars
<u>Plumbing</u>					
Drill a well with casing	125	3,319	414,875	19,225	2,403,125
Add a water pump (1 h.p.)	150	3,319	497,850	19,225	2,883,750
Add hot and cold water system .....	340	3,319	1,128,460	19,225	6,536,500
Add hot water system only	90	2,940	264,600	3,313	298,170
Add bathroom including face bowl, tub or shower	850	6,165	5,240,250	22,121	18,802,850
Add flush toilet	75	5,659	424,425	21,651	1,635,525
Add sewage system .....	300	5,659	1,697,700	21,651	6,542,100
Total .....		6,260	9,668,160	22,538	39,102,020
<u>Space 1/</u>					
Add 1 bedroom .....	1,200	2,782	3,338,400	5,087	6,104,400
Add 2 bedrooms .....	2,400	569	1,365,600	5,087	12,208,800
Add 3 bedrooms .....	3,600	63	226,800	1,617	5,821,200
Total .....		3,414	4,930,800	11,791	24,134,400

1/ Number of bedrooms needed so that there are no more than two persons per bedroom.

sewage system is about the same for a new home as for an older home. In this area, the plumbing improvements would have cost about \$2,000 per home in 1966. If the homes were located near public water and sewage systems, the cost would have been about \$500 less. About 80 percent of the homes that lacked plumbing in this area would require all the improvements.

Many homes with inadequate plumbing lacked adequate bedroom space. The contractors estimated it would cost about \$1,200 to add a 10- by 12-foot bedroom to most existing structures. Some structures would need the addition of more than one bedroom. In many instances, the remodeling cost for adding plumbing and bedrooms would exceed the current value of the home. This may explain why so many homes lacked these facilities.

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If a remodeling procedure were followed, however, the amount of money that would be needed to make all units adequate for plumbing and space in 1966 would be as follows: About 47 percent of the deficient dwellings could be made adequate at a cost of less than \$3,500 per unit (table 12). Another 47 percent could be made adequate at a cost of \$3,500 to \$5,499 per unit. Approximately 6 percent of the units would require repairs costing \$5,500 or over. Since most contractors reported it would cost more than \$10,000 to build a new home in this area, these costs would amount to over 55 percent of the value of a new home. In such cases, building a new house may be more practical.

Table 12.--Distribution of white and nonwhite units by costs to provide adequate plumbing and space accommodations, 10-county area, Northeast Coastal Plain of South Carolina, 1966

Repair cost per unit	White residence		Nonwhite residence	
	Number	Percent	Number	Percent
\$5,500 and over .....	64	1.0	1,630	7.2
4,500 to \$5,499 .....	573	9.1	5,153	22.7
3,500 to 4,499 .....	2,700	42.8	5,153	22.7
2,500 to 3,499 .....	96	1.5	7,428	32.7
1,500 to 2,499 .....	2,357	37.4	2,864	12.6
0 to 1,499 .....	515	8.2	473	2.1
Total .....	6,299	100.0	22,701	100.0